031.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,700 / 947,700
					USE VALUE:	947,700 / 947,700
					ASSESSED:	947,700 / 947,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53	-55	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVEIRA MARIA DAS DORES/ TR
Owner 2:	MARIA DAS DORES SILVEIRA REVOC
Owner 3:	
Street 1:	55 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DA SILVEIRA MARIA DAS DORES -
Owner 2:	-
Street 1:	55 ADAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2865 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	492,900		454,800	947,700
Total Card	0.114	492,900		454,800	947,700
Total Parcel	0.114	492,900		454,800	947,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.79 /Parcel: 330.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22077

GIS Ref

GIS Ref

Insp Date 10/07/17

!2632!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	492,900	0	4,950.	454,800	947,700		Year end	12/23/2021
2021	104	FV	470,200	0	4,950.	454,800	925,000		Year End Roll	12/10/2020
2020	104	FV	470,400	0	4,950.	454,800	925,200	925,200	Year End Roll	12/18/2019
2019	104	FV	364,300	0	4,950.	483,200	847,500	847,500	Year End Roll	1/3/2019
2018	104	FV	364,300	0	4,950.	352,500	716,800	716,800	Year End Roll	12/20/2017
2017	104	FV	341,400	0	4,950.	307,000	648,400	648,400	Year End Roll	1/3/2017
2016	104	FV	341,400	0	4,950.	261,500	602,900	602,900	Year End	1/4/2016
2015	104	FV	303,900	0	4,950.	255,800	559,700	559,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:47:28

LAST REV

Date	Time
01/16/20	15:05:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2632

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DA SILVEIRA MAR	73871-251	1	12/20/2019	Convenience	1	No	No		
DA SILVEIRA ANT	15580-393		5/16/1984	Family	1	No	No	4	Antonio Marques Silveira dod 1/2/2018

USER DEFINED

Prior Id # 1:	22077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
2/9/2012	Meas/Inspect	BR	B Rossignol
4/22/2009	Measured	372	PATRIOT
10/31/2000	Hearing N/C	163	PATRIOT
2/20/2000	Mailer Sent		
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 454,802	Spl Credit	Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05951631
Const Adj.:	0.98000199
Adj $ / SQ:	186.899
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714322
Depreciation:	221440
Depreciated Total:	492882

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

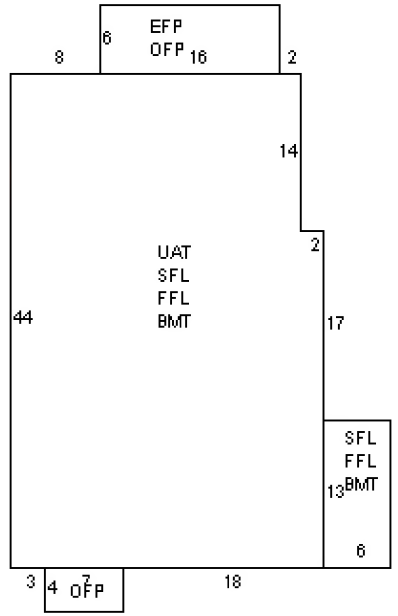
No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.90
Special Features:	0	Val/Su Net:	112.87
Final Total:	492900	Val/Su SzAd	192.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,282	56.070	71,881
FFL	First Floor	1,282	186.900	239,605
SFL	Second Floor	1,282	186.900	239,605
UAT	Upper Attic	301	130.830	39,380
OFP	Open Porch	124	29.210	3,622
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area:	4,367			Total:	599,322
Size Ad	2564	Gross Area	5270	FinArea	2865

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1996	0.00	T	18.4	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	